



The Martlets, Lancing

Guide Price
£285,000
Freehold

- Family Home
- Three Bedrooms
- Lounge With Wood Burner
- Kitchen/Diner
- West Facing Garden
- Garage
- Ample Parking
- Close Schools & Bus
- VENDOR SUITED
- EPC: D

** GUIDE PRICE £285,000 - £300,000 ** Robert Luff & Co are delighted to offer this very well presented FAMILY HOME with GOOD SIZE WEST FACING GARDEN and GARAGE, ideally located in this small residential Cul-de-sac on the Lancing/Sompting borders. Lancing village centre and mainline station are within easy walking distance and Croshaw Recreation Ground is just around the corner. The accommodation comprises: Entrance porch, entrance hall, living room with WOOD BURNING STOVE, spacious kitchen/diner, first floor landing, two double bedrooms, further single bedroom and MODERN BATHROOM. The property further benefits from AMPLE OFF STREET PARKING, double glazing and gas central heating. VIEWING ESSENTIAL!

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Accommodation

Enclosed Entrance Porch

Double glazed windows to front & side, double glazed door to front.

Entrance Hall

Coving, radiator, stairs to first floor landing.

Lounge 13'6" x 9'7" (4.11m x 2.92m)

Double glazed window to front, coving, wood burning stove, laminate flooring, television aerial point, radiator.

Kitchen/Diner 14' x 9'1" (4.27m x 2.77m)

Double glazed window & door to rear, range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob, extractor hood, space and plumbing for washing machine and dishwasher, tiled splash-backs, combination boiler, understairs storage cupboard, space for dining table.

First Floor Landing

Loft access

Bedroom One 11'10" x 11'9" (3.61m x 3.58m)

Double glazed window to rear, coving, wardrobe, radiator.

Bedroom Two 11' x 7'8" (3.35m x 2.34m)

Double glazed window to front, coving, radiator, television aerial point.

Bedroom Three 7'4" x 5'10" (2.24m x 1.78m)

Coving, double glazed window to front, wardrobe, radiator.

Bathroom

Double glazed window, fitted suite comprising: P shaped bath with shower screen and electric shower over, close coupled WC, vanity wash hand basin, fully tiled walls, ladder radiator.

Outside

West Facing Rear Garden

Patio, lawn, timber summerhouse, fence enclosed with side access.

Summerhouse 8' x 7'10" (2.44m x 2.39m)

Garage 15'8" x 8' (4.78m x 2.44m)

Power, light, up and over door.

Parking

Block paved to front.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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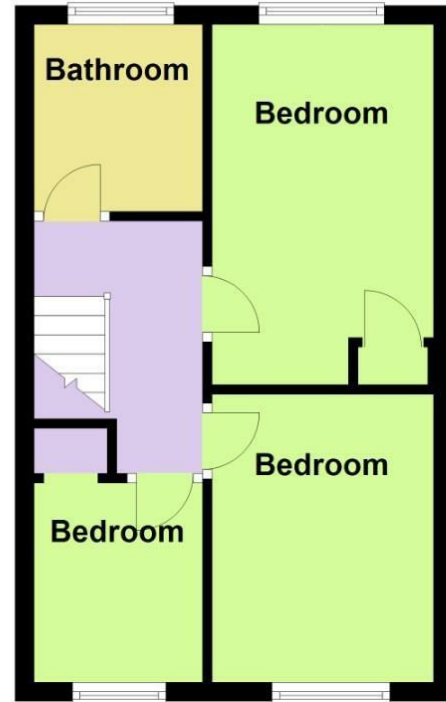
Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)

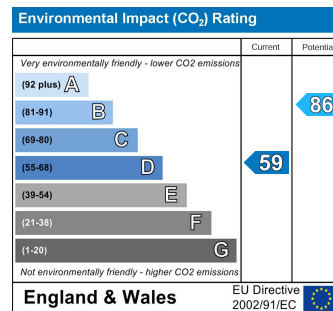
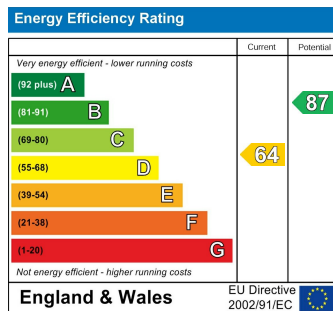


First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 61.1 sq. metres (657.9 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.